

LOUDOUN COUNTY PLANNING COMMISSION

SUMMARY AGENDA

WEDNESDAY, SEPTEMBER 26, 2012

REVISED

Citizens are encouraged to call the Department of Planning on the day of the public hearing or meeting to confirm that an item is on the agenda, or, the most current agenda may be viewed on the Planning Commission's website at www.loudoun.gov/pc

6:00 PM PUBLIC HEARING

**LOCATION: BOARD ROOM
1ST Floor, Govt. Center**

The **LOUDOUN COUNTY PLANNING COMMISSION** will hold a public hearing in the Board of Supervisors Meeting Room, County Government Center, 1 Harrison Street, S.E., Leesburg, Virginia, on **WEDNESDAY, SEPTEMBER 26, 2012**, at **6:00 p.m.** to consider the following:

INTERIM ADDITIONS TO AGRICULTURAL AND FORESTAL DISTRICTS

Applications have been received by the Loudoun County Department of Economic Development and referred to the Agricultural District Advisory Committee (ADAC) and Planning Commission pursuant to Chapter 43, Title 15.2 of the Code of Virginia to add the following parcels to the following Agricultural and Forestal Districts:

District	PIN #	Tax Map Number	Acreage
HILLBROOK	421156494000	/45/////////53A	10.0
HILLBROOK	421192134000	/45/////////60A	6.0
HILLBROOK	421203121000	/46/////////24D	12.01
HILLBROOK	454498344000	/36//29////9/	9.33
HILLBROOK	456297381000	/45/////////68B	4.18
HILLBROOK	456393304000	/45/////////68/	11.98
NEW CATOCTIN SOUTH	176471125000	/19//1////4/	10.0
NEW CATOCTIN SOUTH	222106681000	/29/////////54/	1.82
NEW CATOCTIN SOUTH	337366021000	/17//5////6/	13.18
NEW HILLSBORO	447107792000	/26//51///CL9/	40.63
NEW HILLSBORO	450407515000	/26//33////41/	16.5
NEW HILLSBORO	477160547000	//7/////////58B	15.0
NEW HILLSBORO	478188316000	/15/////////101/	15.0
NEW HILLSBORO	483155823000	/25//11////2/	22.99
NEW HILLSBORO	484358888000	/25//8////10/	10.97
NEW HILLSBORO	545286855000	/14/////////3C	15.21
NEW HILLSBORO	545468055000	//6/////////30A	16.74
NEW HILLSBORO	545374940000	/14/////////3/	14.74
NEW LOVETTSVILLE	334153609000	//9//11////2/	10.0
NEW LOVETTSVILLE	474303888000	//8/////////146/	13.0
NEW LOVETTSVILLE	479489241000	//5/////////98/	6.47
NEW MOUNT GILEAD	459101578000	/57///6////4/	10.01
NEW MOUNT GILEAD	492361990000	/44//9////13/	12.61
NEW MOUNT GILEAD	492470300000	/44//9////1/	14.82
NEW MOUNT GILEAD	494466227000	/56///6////3/	10.32

NEW MOUNT GILEAD	494472331000	/56///6/////6/	6.39
NEW MOUNT GILEAD	528499083000	/44/////////24B	10.0
NEW MOUNT GILEAD	527189190000	/44/////////23A	112.63
NEW MOUNT GILEAD	528484773000	/44/////////24A	16.51
NEW MOUNT GILEAD	529301433000	/56///7/////14/	10.0
NEW EBENEZER	652157192000	/53///2/////O/	5.0
NEW EBENEZER	653370097000	/53//12/////1/	4.96
NEW EBENEZER	653268553000	/53/////////30C	21.38
NEW EBENEZER	653188142000	/53//12/////4/	5.66
NEW EBENEZER	653170462000	/53//12/////3/	4.04

Any owner of additional qualifying land may join the applications within thirty (30) days from the date of the first publication of this notice or, with the consent of the Board of Supervisors, at any time before the public hearing that the Board of Supervisors must hold on the applications. Additional qualifying lands may be added to an already created District at any time upon separate application pursuant to Chapter 43, Title 15.2 of the Code of Virginia.

Any owner who joined in the application may withdraw their land, in whole or in part, by written notice filed with the Board of Supervisors, at any time before the Board of Supervisors acts pursuant to Virginia Code Section 15.2-4309.

The conditions and periods of the foregoing Agricultural and Forestal Districts to which parcels are being considered for inclusion are as follows:

District	Period	Subdivision Minimum Lot Size	Period Start Date
HILLBROOK	10 years	20 acres	December 18, 2008
NEW CATOCTIN SOUTH	4 years	20 acres	June 2, 2012
NEW HILLSBORO	10 years	20 acres	April 11, 2012
NEW LOVETTSVILLE	4 years	20 acres	January 3, 2009
NEW MOUNT GILEAD	10 years	20 acres	December 7, 2011
NEW EBENEZER	10 years	40 acres	December 7, 2007

Each of these Districts will be reviewed prior to its expiration date pursuant to Chapter 1226 of the Codified Ordinance of Loudoun County.

Received applications were referred to the ADAC for review and recommendation. The ADAC held public meetings on July 12, 2012, and August 30, 2012, to consider applications and will make its recommendations concerning the applications to the Planning Commission prior to the public hearing.

In accordance with Virginia Code Section 15.2-4307, the applications are on file and open to public inspection at the Office of the County Administrator and the Department of Economic Development, County Government Center, 5th Floor, 1 Harrison Street, S.E., Leesburg, Virginia, Monday through Friday, 9:00 am until 4:30 pm or call 703-777-0426.

REVIEW AND RENEWAL, MODIFICATION OR TERMINATION OF THE NEW LOVETTSVILLE AGRICULTURAL AND FORESTAL DISTRICT

The current term of the New Lovettsville Agricultural and Forestal District will expire on January 3, 2013. The District has a 4-year term and a lot subdivision minimum of 20 acres. Pursuant to Chapter 1226 of the Codified Ordinances of Loudoun County, the Board of Supervisors has directed staff, the Agricultural District Advisory Committee (ADAC), and the Planning Commission to conduct a review in order to determine whether to continue, modify, or terminate the District. Parcels currently enrolled in the District are located within an area generally bounded by Harpers Ferry Road (Route 671) to the west, Morrisonville Road (Route 693) to the south, Berlin Turnpike (Route 287) and Milltown Road (Route 673/681) to the east, and the Potomac River to the north, in the Catoctin and Blue Ridge Election Districts.

During this review, land less than 5 acres, or 20 acres or greater, in size that is currently enrolled in the District will be automatically renewed. However, any parcel containing at least 5 acres but less than 20 acres will be ineligible for renewal and inclusion within the District unless the owner submits an application on forms provided by the Department of Economic Development and one or more of the following criteria is met:

1. Management Plan that specifically states that the property owner(s) are accumulating the required five (5)-year production records in order to qualify for agricultural, to include horticulture, land use tax deferral.
2. Animal Husbandry including Equine uses (commercial or non-commercial) with a Management Plan that relates the pasture carrying capacity to limit the number of animals allowed.
3. Forests and woodlands with a management plan that specifies the actions required to maintain and enhance the stands.
4. Wetlands, flood plains, streams and/or rivers that have Management Plans that set forth the terms for their maintenance and enhancement.

Also, during this review, land within the District may be withdrawn, in whole or in part, at the owner's discretion by filing a written notice with the Board of Supervisors at any time before the Board acts to continue, modify or terminate the District.

Landowners of the following parcels, currently enrolled in the New Lovettsville Agricultural and Forestal District, were notified by certified mail of the District's review.

Parcel Listings

PIN #	Tax Map Number	Acreages	PIN #	Tax Map Number	Acreages
331153424000	//3/////////29/	38.35	405362820000	//8//21//////7/	10.05
332261374000	//9/////////97/	35.07	405367116000	//8//21//////8/	10.04
332358843000	//9//9//////5/	10.38	405395091000	//8//3//////4/	10.24
332456758000	//9/////////92/	2.12	405470773000	//8/////////134/	144.35
332470153000	//9//9//////1A	6.90	405494127000	//8//3//////3/	10.23
335156108000	//9/////////72D	10.00	406388529000	//8//22//////2/	15.00
335159934000	//9/////////72E	10.00	406467192000	//8//5//////7/	15.89
335253278000	//9/////////70A	2.75	407183699000	//8//16//////2/	14.72
335253704000	//9/////////72C	11.99	407207066000	//9/////////52A	25.64
335256496000	//9/////////70/	3.00	407252435000	//8/////////73/	9.99
335258023000	//9/////////72B	13.01	407305782000	//9/////////49/	82.35
335363975000	//9/////////71/	34.97	408172553000	//16//49//////2/	3.64
335459837000	//9//11//////4/	10.00	408173189000	//16//49//////1/	7.15

335464474000	//9////////65B	10.23	408184008000	/16//47////11/	5.61
336452262000	/17//24////G/	10.00	408357146000	/16//1////2/	10.00
367172567000	//3//6////6B	10.20	408358282000	/16//1////1/	10.00
367179949000	//3//3////3/	10.00	409474462000	/16////////95A	10.59
367187208000	//3//3////1A	2.00	437157050000	//2////////4A	9.59
367252423000	//3//11////12/	10.14	437186110000	//2////////109/	4.06
367263665000	//3//6////6A	10.01	437252747000	//2////////4B	18.46
367264625000	//3//6////6/	19.07	438154243000	//2////////92/	14.50
367276067000	//3//3////4/	25.00	438170237000	//2////////94A	4.60
367354219000	//3//11////11/	10.22	438174252000	//2////////94/	3.07
367359790000	//3////////8/	57.25	438209261000	//2//14////3/	6.43
367368805000	//3//3////5/	25.03	438253718000	//2////////136/	13.25
367454695000	//3////////9B	10.65	438273301000	//2////////95/	3.00
367495702000	//3////////18/	35.42	438402019000	//2//3////2A	3.66
368408141000	//9////////99/	4.95	438402680000	//2//3////1B	6.57
368485467000	//3//3////2A	10.31	439100775000	//8//24////2/	10.00
368486786000	//3//3////2B	2.00	439105210000	//8//24////5/	10.23
369372765000	//9//3////6/	7.97	439106966000	//8//24////1/	10.30
370158588000	//9////////35/	71.11	439154818000	//8////////155/	9.20
370165393000	//9////////35A	35.00	439157959000	//8////////14/	17.64
370361745000	//9//13////7/	15.10	439158491000	//8////////11A	18.20
370367151000	//9//13////8/	6.58	439194182000	//8//24////3/	10.00
370372253000	//9//13////9/	13.82	439259194000	//8////////6/	25.91
371272763000	//9////////54/	20.57	439276405000	//8////////121/	72.01
371479326000	//9////////47/	30.78	439358423000	//8////////147/	23.68
372192882000	/17//25////4/	15.75	439372366000	//8////////127/	0.50
372292298000	/17//26////E/	5.02	439378236000	//8////////121A	1.07
372292461000	/17//25////3/	10.11	439454568000	//2////////137/	13.60
372405473000	/17//24////E/	10.00	439471866000	//2////////96A	17.44
401152956000	//2////////127/	9.00	439478210000	//2////////101D	10.00
401160115000	//2////////126/	11.00	439485151000	//2//9////PT/	47.56
402207603000	//3////////3/	70.42	440106645000	//8////////140/	12.34
402460464000	//2////////128B	3.00	440274042000	//8////////111/	84.25
402465559000	//2////////126A	4.38	440357139008	//8////////23/	25.00
403204175000	//3//11////14/	10.40	440367701000	//8////////110/	5.00
403208237000	//3//11////13/	10.25	441196273000	//8////////88/	162.50
403267367000	//2//3////7B	6.71	441265866000	//8////////97/	12.18
403272792000	//3//9////20/	10.60	441373499000	//8////////100/	6.67
403277799000	//3//9////19/	10.31	441388212000	//8////////87/	7.13
403288065000	//3//9////17/	20.14	443308447000	/16//25////2/	13.51
403293411000	//3//13////27/	10.62	472298903000	//2////////11/	71.42
403294096000	//3//9////16/	10.42	472302654000	//2////////5/	19.38
403299088000	//3//11////15/	10.40	473253154000	//1//1////3/	10.00
403304696000	//3//11////8/	10.05	473352901000	//1//1////3A	10.05
403405043000	//3//11////7/	10.24	474103827000	//8////////20C	5.75
403466231000	//2//3////8/	20.00	474196261000	//7//2////8/	22.13

404151994000	//8//23/////1/	3.41	474288300000	//7/////////98B	24.94
404152036000	//8//24/////6/	10.30	474294442000	//7///2/////9/	18.22
404256849000	//8/////////132B	10.00	474392526000	//7/////////95A	24.00
404304836000	//9/////////1A	48.43	474399015000	//8/////////156/	5.63
405180611000	//8///1/////3/	16.00	474407528000	//8/////////4/	21.26
405181054000	//8///1/////2/	11.00	475404084000	//8/////////20A	11.50
405281327000	//8/////////138/	6.00			

The ADAC held public meetings on July 12, 2012, and August 30, 2012 to review and make recommendations concerning whether to continue, modify or terminate the New Lovettsville Agricultural and Forestal District, and to review renewal applications and requests for withdrawal of land from the District. The report and recommendations of the ADAC will be considered by the Planning Commission, along with any proposed modifications, at its public hearing.

In accordance with Virginia Code_ Section 15.2-430, the applications are on file and open to public inspection at the Office of the County Administrator and the Department of Economic Development County Government Center, 5th Floor, 1 Harrison Street, S.E., Leesburg, Virginia, Monday through Friday, 9:00 am until 4:30 p or call (703) 777-0426.

REVIEW AND RENEWAL, MODIFICATION OR TERMINATION OF THE NEW MOUNTVILLE AGRICULTURAL AND FORESTAL DISTRICT

The current term of the New Mountville Agricultural and Forestal District will expire on January 3, 2013. The District has a 4-year term and a lot subdivision minimum of 50 acres. Pursuant to Chapter 1226 of the Codified Ordinances of Loudoun County, the Board of Supervisors has directed staff, the Agricultural District Advisory Committee (ADAC), and the Planning Commission to conduct a review in order to determine whether to continue, modify, or terminate the District. Parcels currently enrolled in the District are located within an area located generally south of the Goose Creek and Beaverdam Creekwest of Oatlands Road (Route 650), east of Foxcroft Road (Route 626), Mountville Road (Route 745, Leith Lane (Route 733), and Beaverdam Bridge Road (Route 733/746), and north of John Mosby Highway (Route 50), in the Blue Ridge Election District.

During this review, land less than 5 acres, or 20 acres or greater, in size that is currently enrolled in the District will be automatically renewed. However, **any parcels containing at least 5 acres but less than 20 acres will be ineligible for renewal and inclusion within the District unless the owner submits an application on forms provided by the Department of Economic Development and one or more of the following criteria is met:**

1. Management Plan that specifically states that the property owner(s) are accumulating the required five (5)-year production records in order to qualify for agricultural, to include horticulture, land use tax deferral.
2. Animal Husbandry including Equine uses (commercial or non-commercial) with a Management Plan that relates the pasture carrying capacity to limit the number of animals allowed.
3. Forests and woodlands with a management plan that specifies the actions required to maintain and enhance the stands.
4. Wetlands, flood plains, streams and/or rivers that have Management Plans that set forth the terms for their maintenance and enhancement.

Also, during this review land within the District may be withdrawn, in whole or in part, at the owner's discretion by filing a written notice with the Board of Supervisors at any time before the Board acts to continue, modify or terminate the District.

Landowners of the following parcels, currently enrolled in the New Mountville Agricultural and Forestal District, were notified by certified mail of the District's review.

Parcel Listings

PIN #	Tax Map Number	Acreages	PIN #	Tax Map Number	Acreages
391251336000	/75A1/1////28/	11.81	498268239000	/73///2/////6/	10.00
391255852000	/75A1/1////26/	10.45	498277302000	/73///2/////2/	12.50
391266668000	/75A1/1////24/	10.35	498279840000	/73///2/////3/	10.00
391272834000	/75A1/1////22/	11.41	499365927000	/73//17/////2/	50.00
391374204000	/75A1/1////21/	11.51	499467180000	/73/////////34/	5.02
391453748000	/75A1/1////55/	11.20	499468984000	/73/////////35/	2.33
393184162000	/75///8/////2/	31.16	500108875000	/74///1/////1/	3.00
426179754000	/75A2/1////64/	15.20	500109206000	/88//21/////1/	6.77
427106142000	/75A2/1////16/	10.83	500299671000	/74/////////13A	96.03
427170166000	/74///8/////2/	19.90	500305992000	/74/B/1/////3R	18.42
427200840000	/75A2/1////30/	13.79	500479968000	/73//17/////1/	168.48
427271326000	/74/////////39B	26.00	501197155000	/87/////////56A	50.00
427406609000	/75A1/1////54/	14.73	501273719000	/87/////////53/	321.42
428168052000	/74/////////22/	12.50	501388451000	/87/////////56/	41.18
428385924000	/74/////////42/	355.44	501468702000	/87/////////55/	256.91
462102124000	/74///2/////1/	15.64	532107739000	/73/////////17A	16.69
463400861000	/74///2/////2/	24.29	533279786000	/73///3////13B	27.06
465154047000	/74///1/////2/	10.00	533383813000	/73//10/////B/	12.66
465154311000	/88/////////3B	3.00	534174284000	/73/////////44A	327.27
498167892000	/73///2/////5/	11.96	535469524000	/73/////////42/	145.85
498177351000	/73///2/////1/	11.52	536465841000	/87/////////8A	55.29

The ADAC held public meetings on July 12, 2012, and August 30, 2012, to review and make recommendations concerning whether to continue, modify or terminate the New Mountville Agricultural and Forestal District, and to review renewal applications and requests for withdrawal of land from the District. The report and recommendations of the ADAC will be considered by the Planning Commission, along with any proposed modifications, at its public hearing.

In accordance with Virginia Code Section 15.2-4307,, the applications are on file and open to public inspection at the Office of the County Administrator and the Department of Economic Development, County Government Center, 5th Floor, 1 Harrison Street, S.E., Leesburg, Virginia, Monday through Friday, 9:00 am until 4:30 pm or call (703) 777-0426.

ZCPA 2012-0008
ASHBRIER PROFFERED SETBACKS
(Zoning Concept Plan Amendment)
DEFERRED

The Loudoun County Board of Supervisors, pursuant to a motion passed at its July 17, 2012 business meeting, has initiated an application to amend the concept plan and proffers approved with ZMAP 1987-0032, Swarthout, in order to delete and eliminate a proffered 25-foot setback buffer along the northern boundaries of eight (8) single family detached residential lots and an open space parcel that are located along a portion of the northern perimeter of the Ashbrier community, with no resulting change in density, in the PD-H4 (Planned Development-Housing) Zoning District. The subject property is also located partially within the AI (Airport

~~Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour. This application is subject to the Revised 1993 Zoning Ordinance. The subject property is approximately 2.87 acres in size and is located at the northern terminus of Yorkshire Court (Route 2372), on north side of Plymouth Place (Route 2371), approximately 0.33 mile northeastward from the intersection of Shellhorn Road/Faulkner Parkway (Route 640) and Plymouth Place, in the Ashburn Election District. The subject property is more particularly described as follows:~~

Tax Map Number	PIN#	Acres	Zoning	Property Address
/79/22/56/	118 30 2409	.25	PDH 4	21422 Plymouth Place, Ashburn, VA
/79/22/55/	118 30 3408	.22	PD H4	21426 Plymouth Place, Ashburn, VA
/79/22/54/	118 30 4003	.2	PD H4	21430 Plymouth Place, Ashburn, VA
/79/22/53/	118 20 4798	.21	PD H4	21434 Plymouth Place, Ashburn, VA
/79/22/52/	118 20 5393	.25	PD H4	21438 Plymouth Place, Ashburn, VA
/79/22/51/	118 20 6189	.25	PD H4	21442 Plymouth Place, Ashburn, VA
/79/22/G/	118 20 6580	.87	PD H4	N/A (Open Space)
/79/22/47/	118 20 7770	.24	PD H4	43568 Yorkshire Court, Ashburn, VA
/79/22/46/	118 20 8263	.38	PD H4	43572 Yorkshire Court, Ashburn, VA

~~The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community)), and the 2010 Countywide Transportation Plan, which designate this area for Residential uses and which recommend residential development at densities of up to 4 dwelling units per acre.~~

SPEX-2012-0027 and ZMOD-2012-0009
ARRIS MONTESSORI ACADEMY
(Special Exception)

Arris Montessori Academic Services, LLC, of Ashburn, Virginia has submitted an application for a special exception to modify the conditions of SPEX 2009-0028, Arris Montessori School, in the PD-IP (Planned Development-Industrial Park) zoning district. The property is also located within the Route 28 Taxing District, and within the AI (Airport Impact) Overlay District, between the Ldn 60-65 aircraft noise contours. The proposed modifications would permit the maximum grade level for student enrollment in the existing private school to be raised from sixth grade to eighth grade, and would permit the maximum enrollment in the existing child care center to be increased from 84 children to 97 children (maximum combined total enrollment of 175 students at the child care center and private school will remain unchanged). This application is subject to the 1993 Zoning Ordinance and the proposed private school and child care center uses are respectively listed as Special Exception uses under Sections 4-504(NN) and 4-504(U), subject to the Additional Regulations set forth in Section 5-609(B). The modification of the zoning, subdivision, or other requirements of a PD district may be approved by the Board of Supervisors under Section 6-1504, Modifications, pursuant to which the Applicant requests a modification of Section 5-609(A)(5), in order to reduce the minimum required outdoor play space per child from 75 square feet per child enrolled in the child care center to 75 square feet per child using the outdoor play space at one time. The area of the existing special exception is an approximately 17,400 square foot commercial condominium located upon a parcel approximately 6.85 acres in size, and is located on the west side of Loudoun County Parkway (Route 607), on the south side of Cape Court, at 44675 Cape Court, Unit 189, Ashburn, Virginia, in the Broad Run Election District. The property is more particularly described as Tax Map Number /80/31P1/C/ (PIN# 061-49-8039-005). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community) and Route 28 Corridor Policy Area) and the Dulles North Area Management Plan which designate this area for Route 28 Business uses and which recommend a Floor Area Ratio (FAR) of 0.4 to 1.0.

ZRTD-2012-0004
BLACKWOOD PROPERTIES
(Zoning Conversion in the Route 28 Tax District)

Blackwood Properties, LLC, of Sterling, VA, has submitted an application to rezone approximately 2.56 acres from the PD-GI (Planned Development-General Industry) zoning district under the 1972 Zoning Ordinance to the PD-GI (Planned Development-General Industry) zoning district under the Revised 1993 Zoning Ordinance in order to permit the development of all principal and accessory uses permitted in the PD-GI zoning district at a maximum Floor Area Ratio (FAR) of 0.4, and to amend the concept development plan and proffers approved with ZMAP 1986-0022, Loudoun Woodland Road Joint Venture, in order to reduce the width of a proffered 50-foot landscaped buffer along the eastern boundaries of two (2) lots that are located along a portion of the development's boundary with an adjacent PD-IP (Planned Development-Industrial Park) zoning district from 50 feet to 15 feet and modify its required plantings to be composed solely of evergreen trees. The modification of buffer and screening requirements applicable to the subject property is authorized as part of proffered conditions under Section 5-1403(C), pursuant to which the Applicant also requests a modification of Section 5-1414, Buffer Yard and Screening Matrix, in order to require a maximum 15-foot buffer yard with 25 evergreen trees per 100 lineal feet along the subject property's eastern boundary. The subject property is located within the Route 28 Taxing District. The subject property comprises two (2) parcels that are approximately 1.19 acres and 1.37 acres in size, and is located west of Cascades Parkway (Route 637), and in the northeast quadrant of the intersection of Woodland Road (Route 679) and Blackwood Court, at 21580 Blackwood Court, Sterling, Virginia, in the Sterling Election District. The property is more particularly described as Tax Map Numbers /81/B/4/////6/ and /81/B/4/////7/ (PIN#s 030-18-7310 and 030-18-8832, respectively). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Sterling Community) and Route 28 Corridor Policy Area) which designate this area for Route 28 Business uses and which recommend a Floor Area Ratio (FAR) of 0.4 to 1.0.

CMPT-2012-0001
BRAMBLETON SUBSTATION
(Commission Permit)

Virginia Electric and Power Company (d/b/a Dominion Virginia Power) of Richmond, Virginia, has submitted an application for Commission approval to permit the expansion an existing utility-substation, distribution, in the PD-GI (Planned Development-General Industry) zoning district. The property is also located within the AI (Airport Impact) Overlay District, within the Ldn 65 or higher, between the Ldn 60-65, and outside of but within one (1) mile of the Ldn 60, aircraft noise contours, and located partially within the FOD (Floodplain Overlay District). A Commission Permit for the existing utility-substation, distribution, CMPT-2003-0008, NOVEC Brambleton Substation, was approved by the Planning Commission on September 17, 2003, and was ratified by the Board of Supervisors on October 6, 2003. This application is subject to the Revised 1993 Zoning Ordinance and the proposed use is listed as a Permitted use under Section 4-603(E), pursuant to Section 5-616, and requires a Commission Permit in accordance with Sections 5-616 and 6-1101. The area of the proposed Commission Permit is an approximately 10-acre portion of a 67.37-acre parcel that is located approximately 0.3 mile northwestward of the intersection of Evergreen Mills Road (Route 621) and Belmont Ridge Road (Route 659), at 24059 and 24155 Evergreen Mills Road, Aldie, Virginia, in the Blue Ridge Election District. The property is more particularly described as Tax Map Number /91////////23/ (PIN# 202-47-2720). The area is governed by the policies of the Revised General Plan (Suburban Policy Area) which designates this area for Industrial uses.

CMPT-2012-0002
LOUDOUN WATER - DULLES NORTH INTERIM
WATER BOOSTER PUMP STATION
(Commission Permit)

Loudoun Water of Ashburn, Virginia, has submitted an application for Commission approval to permit construction of a Water Pumping Station in the R-16 (Townhouse/Multifamily Residential) zoning district. This application is subject to the Revised 1993 Zoning Ordinance and the proposed use requires a Commission Permit in accordance with Section 6-1101. The property is approximately 1.49 acres in size and is located on the west side of the boundary with Fairfax County, on the south side of Woodson Drive (Route 1903), and west of Dranesville Road (Route 228), in the Sterling Election District. The property is more particularly described as Tax Map Number /81//12////C/ (PIN# 014-28-0802). The area is governed by the policies of the Revised General Plan (Suburban Policy Area) which designates this area for Residential uses.

CMPT 2012-0003
DULLES SOUTH MIDDLE SCHOOL (MS-7) OR
ELEMENTARY SCHOOL
(Commission Permit)

The School Board of Loudoun County, Virginia, has submitted an application for Commission approval to permit a middle school or elementary school, containing up to 180,000 square feet plus associated athletic fields, and other public uses in the TR-1UBF (Transitional Residential-1) and TR-3UBF (Transitional Residential-3) zoning districts. The property is also located partially within the FOD (Floodplain Overlay District). This application is subject to the Revised 1993 Zoning Ordinance and the proposed uses require a Commission Permit in accordance with Section 6-1101. The subject property is approximately 34.95 acres in size and is located on the south side of Braddock Road (Route 705), east of Peach Orchard Lane (Route 624), and west of Goshen Road (Route 616), at 40929 Braddock Road, Aldie, Virginia, in the Blue Ridge Election District. The property is more particularly described as Tax Map Numbers /99////////21/ (PIN# 288-37-4064) and /99//1////A/ (PIN# 288-37-9271). The area is governed by the policies of the Revised General Plan (Transition Policy Area (Upper Broad Run and Upper Foley Subareas)) which designate this area for residential development at densities of one dwelling unit per acre and one dwelling unit per three acres, respectively, and non-residential uses which provide a visual and spatial transition between the suburban development to the east and the rural development to the west.

SPEX 2012-0029
ST. THERESA SCHOOL BUILDING ADDITION
(Special Exception)

Catholic Diocese of Arlington, Virginia, has submitted an application for a Special Exception to permit the expansion of an existing church, to include, without limitation, a 20,000 square foot, two-story building addition with a 1,600 square foot gym vestibule and an 1,800 square foot connective walkway to the existing school building, approximately 3,200 square feet of landscape island and paving improvements to existing St. Theresa's Lane, and future vehicular and pedestrian access to an adjacent parcel (PIN# 118-38-0700) located along the subject property's western boundary, in the R-1 (Single Family Residential) zoning district. This application is subject to the Revised 1993 Zoning Ordinance and the proposed use is listed as a Special Exception use under Section 3-103(C). The subject property is approximately 20.98 acres in size and is located on the north side of Shellhorn Road/Broadlands Boulevard (Route 640), west of Ashburn Road (Route 641), and east of the Dulles Greenway (Route 267), at 21370 and 21371 St. Theresa Lane, Ashburn, Virginia, in the Ashburn Election District. The property is more particularly described as Tax Map Number /78////////59/ (PIN# 118-38-8107). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community)) which designates this area for Residential uses.

Except as noted in the individual notices above, full and complete copies of the above-referenced amendments, applications, ordinances and/or plans, and related documents may be examined in hard copy at the Loudoun County Department of Building and Development, County Government Center, 1 Harrison Street, S.E., 2nd Floor, Leesburg, Virginia, from 9:00 AM to 4:30 PM, Monday through Friday or call 703-777-0220, or electronically at www.loudoun.gov/lola. This link also provides an additional opportunity for public input on active applications. Additionally, documents may be viewed and downloaded electronically the week before the hearing at www.loudoun.gov/pc. The Planning Commission will conduct a briefing session on the above-referenced application(s); please see the Planning Commission calendar for the exact date and time. For further information, contact the Department of Planning at 703-777-0246.

Citizens are encouraged to call in advance to sign up to speak at the public hearing. If you wish to sign up in advance of the hearing, please call the Department of Planning at 703-777-0246 prior to 12:00 PM on the day of the public hearing. Speakers may also sign up at the hearing. Written comments are welcomed at any time and may be sent to the Loudoun County Planning Commission, 1 Harrison Street, S.E., 3rd Floor, MSC #62, Leesburg, Virginia 20175, or by e-mail to loudounpc@loudoun.gov. If written comments are presented at the hearing, please provide ten (10) copies for distribution to the Commission and the Clerk's records. All members of the public will be heard as to their views pertinent to these matters. Any individual representing and/or proposing to be the sole speaker on behalf of a citizen's organization or civic association is encouraged to contact the Department of Planning prior to the date of the public hearing if special arrangements for additional speaking time and/or audio-visual equipment will be requested. Such an organization representative will be allotted 6 minutes to speak, and the Chairman may grant additional time if the request is made prior to the date of the hearing and the need for additional time is reasonably justified.

Citizens are encouraged to call the Department of Planning on the day of the public hearing to confirm that an item is on the agenda, or, the most current agenda may be viewed on the Planning Commission's website at www.loudoun.gov/pc. If the public hearing is cancelled due to inclement weather, the hearing will be moved to the following Wednesday at the same place and time unless otherwise announced.

Hearing assistance is available for meetings in the Board of Supervisors' Meeting Room. FM Assistive Listening System is available at the meetings at all other locations. If you require any type of reasonable accommodation as a result of a physical, sensory or mental disability to participate in this meeting, contact the Department of Planning at 703-777-0246. Please provide three days' notice.